

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY  
RE: FINAL DESIGNATION OF REDEVELOPER  
APPROVAL OF FINAL PLANS AND SPECIFICATIONS  
AUTHORITY OF DIRECTOR TO ENTER INTO REGULATORY  
AGREEMENT WITH REDEVELOPER  
DISPOSITION PARCEL NO. 3  
FENWAY URBAN RENEWAL AREA  
PROJECT NO. MASS. R-115

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. Mass. R-115, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS Section 202, Subsection B-VII, of the Proposal Agreement by and between the Boston Redevelopment Authority and the Church Realty Trust, dated February 26, 1969, requires written approval by the Authority to the Trustees of the Church Realty Trust before they can lease a parcel; and

WHEREAS Section 202, Subsection VIII of the Proposal Agreement also requires a Regulatory Agreement to be entered into by the Authority and the Redeveloper, with said Agreement to embody the provisions and specifications of the Fenway Urban Renewal Plan; and

WHEREAS, Section 202, Subsection B-IV of the Proposal Agreement requires Design Review approval; and

WHEREAS the Wasserman Development Corporation, a Massachusetts corporation, has agreed to enter into a Regulatory Agreement between the Boston Redevelopment Authority and to abide by all of the provisions therein, including all securities so specified;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Wasserman Development Corporation be and hereby is designated as Redeveloper of Disposition Parcel 3 in the Fenway Urban Renewal Area.
2. That the Boston Redevelopment Authority hereby determines that the final working drawings and specifications submitted by the Wasserman Development Corporation for Disposition Parcel 3 in the Fenway Urban Renewal Area conform in all respects to the official Urban Renewal Plan, as amended, for the Project Area, and that said final working drawings and specifications are hereby approved.
3. That it is hereby determined that the Wasserman Development Corporation and the Church Realty Trust possess the qualifications and financial resources necessary to develop the land in accordance with the Urban Renewal Plan for the Project Area.
4. That the Director be and is authorized to officially inform the Trustees of the Church Realty Trust that the Boston Redevelopment Authority approves of their leasing of Parcel 3 to the Wasserman Development Corporation.
5. That the Director be and is authorized to enter into a Regulatory Agreement with the Wasserman Development Corporation provided that said Agreement conforms to the provisions and specifications of the Fenway Urban Renewal Plan.
6. That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to accept any and all penalty bonds or other form of financial security as may be required by the terms of the Regulatory Agreement.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



EVANST PROTECT MASS R-115

Location Map

Disposition Parcel 3





MEMORANDUM

SEPTEMBER 21, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: DEVELOPMENT PROPOSAL FOR PARCEL 3  
FENWAY URBAN RENEWAL AREA  
PROJECT NO. MASS. R-115

SUMMARY: This Memorandum requests Boston Redevelopment Authority final designation of the Wasserman Development Corporation as Redeveloper of Parcel 3, and requests Authority approval for the Director to enter into a Regulatory Agreement with the Wasserman Development Corporation.

---

On December 2, 1970, the Boston Redevelopment Authority tentatively designated the Wasserman Development Corporation as Redeveloper of Disposition Parcel No. 3. This parcel, which contains approximately 52,460 square feet, is located on Huntington Avenue adjacent to the Colonnade Hotel Development. This parcel was assembled by the Church Realty Trust at their own expense subject to a Cooperation Agreement executed by and between the Authority and said Trust (the sole beneficiary being the First Church of Christ, Scientist).

Since tentative designation, the Redeveloper has proceeded with the development of final working drawings and plans which have been prepared by the firm of I.M. Pei. Present plans call for an apartment structure of 11 stories with 320 units of housing insured under Section 220 of the National Housing Act and ground floor commercial uses along Huntington Avenue. Attended parking will also be provided for 214 cars in a garage to be located on an underground level.

In accordance with our Cooperation Agreement with the Church Realty Trust, Authority approval must be first obtained from this Board before the conveyance or lease of any disposition parcel owned by the Trust in the Fenway Urban Renewal Area. We are in receipt of a request from the Church Realty Trust for authorization to allow it to enter into a long-term leasing agreement for the development of the above-mentioned facilities. Both the Church Realty Trust and the Redeveloper have already invested substantial amounts of capital in this development, and have the financial resources to insure its successful completion. The FHA Insuring Office of HUD has issued a firm commitment for this project as of August 17, 1972.

I therefore recommend that the Boston Redevelopment Authority finally designate the Wasserman Development Corporation as Redeveloper of Parcel 3 and authorize the leasing of this parcel by the Church Realty Trust to the Wasserman Development Corporation. An appropriate Resolution is attached.

Attachment.

